

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room

Tuesday, November 15, 2011
12:45 PM

ZONING COMMISSIONERS

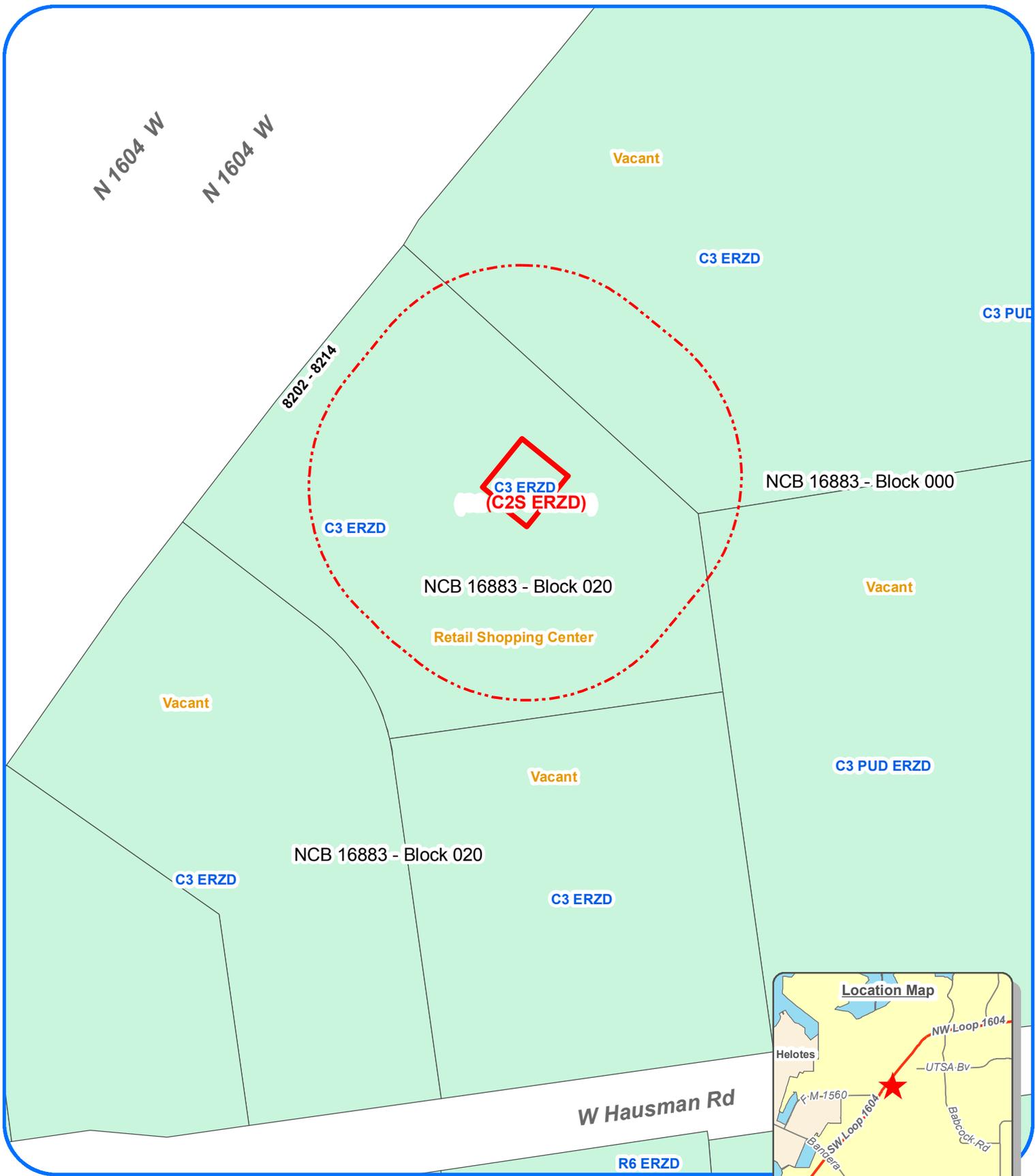
Mariana Ornelas – District 1	Christopher Martinez – District 6
Dan Martinez – District 2	David Christian – District 7
Gerard P. Clancy – District 3	Rick McNealy – District 9
Orlando Salazar – District 4	Milton R. McFarland – District 10
Rachel Flores – District 5	Brenna Nava– District Mayor
Billy J. Tiller – District 8 Chairman	

1. **12:45 PM** - Work Session - discussion of policies and administrative procedures, and any items for consideration on the agenda for November 15, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of November 1, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011205 S ERZD (Council District 9) – POSTPONED:** A request for a change in zoning from “C-3 ERZD MLOD-1” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “C-3 ERZD MLOD-1 S” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use for a Carwash on Lot 22, Block 10, NCB 17600, 21202 US Highway 281 North.
7. **ZONING CASE NUMBER Z2011201 S ERZD (Council District 8):** A request for a change in zoning from “C-3 ERZD” General Commercial Edwards Recharge Zone District to “C-2 S ERZD” Commercial Edwards Recharge Zone District with a Specific Use Authorization for an animal clinic on 0.113 of an acre out of NCB 16883, 8202 North Loop 1604 West, Suites 111 and 112.
8. **ZONING CASE NUMBER Z2011207 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 39 and Lot 40, Block 14, NCB 8253, 4527 West Commerce Street.
9. **ZONING CASE NUMBER Z2011211 (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2P AHOD” Commercial Pedestrian Airport Hazard Overlay District on Lots 2 and 3, NCB 8947, 2211 and 2221 Southwest Military Drive.

10. **ZONING CASE NUMBER Z2011208 (Council District 1):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 IDZ AHOD” Commercial Infill Development Zone Airport Hazard Overlay District with the additional use of Auto and Light Truck Repair on the north 56.15 feet of Lot 7, NCB 2240, 2600 West Martin Street.
11. **ZONING CASE NUMBER Z2011210 (Council District 10):** A request for a change in zoning from “MF-50 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 0.771 acre out of NCB 8692, 1107 Austin Highway.
12. **ZONING CASE NUMBER Z2011212 (Council District 5):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 5, Block 38, NCB 6281, 618 South Park Boulevard.
13. **ZONING CASE NUMBER Z2012001 (Council District 1):** A request for a change in zoning from “H HS RM-4 AHOD” Historic Significant Residential Mixed King William Historic Airport Hazard Overlay District to “H HS IDZ AHOD” Historic Significant Infill Development Zone King William Historic Airport Hazard Overlay District with Mixed Residential Uses on the northwest 121 feet of Lots 1 and 2, Block 9, NCB 750, 500, 502 and 504 Madison and 306 East Johnson.
14. **ZONING CASE NUMBER Z2012002 (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 48, Block 10, NCB 1698, 2819 South Pine Street.
15. **ZONING CASE NUMBER Z2012004 (Council District 4):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “O-1 AHOD” Office Airport Hazard Overlay District on 0.257 acre tract of land out of NCB 9729, 1215 Rayburn Drive.
16. **ZONING CASE NUMBER Z2012008 (Council District 2):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on 3.823 acre out of Lot 31, Block 7, NCB 15883, 5550 Rittiman Road.
17. **ZONING CASE NUMBER Z2012010 (Council District 1):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “O-1 IDZ AHOD” Office Infill Development Zone Airport Hazard Overlay District on Lot 5, Block 11, NCB 368, 324 West Cypress Street.
18. **ZONING CASE NUMBER Z2012011 (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 1, NCB 12334, 2002 Southwest Military Drive.
19. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
20. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z-2011-201 S ERZD

Council District 8
 Scale: 1" approx. = 150 ft.
 Subject Property Legal Description(s): 0.113 of an acre out of NCB 16883

Legend

- Subject Properties ▬ (0.113 Acres)
- 200' Notification Area - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (09/22/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011201 S ERZD

Hearing Date: November 15, 2011

Property Owner: K Partners Hausman LP and Hausman Village Retail Owners Association

Applicant: Pulman, Cappuccio, Pullen & Benson, LLP (Devin "Buck" Benson)

Representative: Pulman, Cappuccio, Pullen & Benson, LLP (Devin "Buck" Benson)

Location: 8202 North Loop 1604 West, Suites 111 and 112; Located northeast of the intersection of North Loop 1604 West and West Hausman Road.

Legal Description: 0.113 of an acre out of NCB 16883

Total Acreage: 0.113

City Council District: 8

Case Manager: Brenda Valadez, Planner

Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3 ERZD" General Commercial Edwards Recharge Zone District

Requested Zoning: "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 28, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 2, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 26

Neighborhood Associations: None

Planning Team Members: 41 (North Sector Plan)

Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject site is currently developed with a multi-tenant structure measuring 42,295 square feet in total. According to the Bexar County Appraisal District, the structure was constructed in 2007. The subject property was annexed in 1971, and was originally zoned "B-3" Business District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: N/A

Current Land Uses: Loop 1604

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: C-3

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: C-3

Current Land Uses: Vacant Land

Overlay and Special District Information: All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD".

Transportation

Thoroughfare: N Loop 1604 W

Existing Character: Freeway; 8 lanes

Proposed Changes: None known.

Thoroughfare: West Hausman Road

Existing Character: Secondary Arterial Type A; 2 lanes in each direction

Proposed Changes: None known.

Public Transit: The nearest VIA busline is the number 660 line which operates along the access road of North Loop 1604 West and West Hausman Road.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Minimum Parking Requirement: 1 per employee. Maximum Parking Requirement: N/A. The property is already developed with sufficient parking to accommodate the established uses.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the North Sector Plan area, and is identified as Suburban Tier in the Future Land Use component of the Plan. The zoning request is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. The majority of surrounding properties are zoned for commercial uses.

3. Suitability as Presently Zoned:

The subject property's current "C-3" zoning is not consistent with the North Sector Plan's future land use designation. The uses permitted in the "C-3" zoning district are typically considered "regional commercial" uses and are most appropriate on large-acreage lots located at the intersections of and with direct access to expressways and arterial thoroughfares that can accommodate high levels of traffic generated by a regional customer base. The subject property meets the criteria for "Regional Center" designation within the North Sector Plan. Therefore, the existing "C-3" zoning district is suitable for the subject property and abutting parcels.

4. Health, Safety and Welfare:

Staff finds no evidence likely negative impacts on public health, safety or welfare related to the proposed use.

5. Public Policy:

The request is consistent with the Sector Plan, which is a component of the City's Master Plan.

6. Size of Tract:

The entire subject property is 4.6690 acres, which is of sufficient size to accommodate the existing commercial uses.

7. Other Factors:

SAWS Summary:

The property is classified as a Category 2 property.

No geologic features were observed on the property.

No additional impervious cover shall be added to the existing retail center.

Recommendation of approval from the Resource Protection Division.

RID 103 clarifies and congregates all animal care related uses listed in the Nonresidential Use Matrix. Per Rule Interpretation Decision (RID) 103, the proposed use would be classified as an animal clinic. An animal clinic is defined as *a facility for the prevention, treatment, minor surgery, cure, or alleviation of disease and/or injury in small domestic animals, with all care conducted within a completely enclosed building, provided that noise or odors created by activities within the building are not perceptible beyond the property line, and that no animals are kept outside the building at any time. Overnight boarding of animals is permitted.* An animal clinic is permitted by right in the following zoning districts: NC, C-1, C-2, C-3, D and L. A Specific Use Authorization is required for properties located over the Edwards Aquifer Recharge Zone.

DEVELOPMENT SERVICES
RECEIVED

SAN ANTONIO WATER SYSTEM

Interdepartment Correspondence Sheet

OCT 10 AM 9:12

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2011201 (Animal Clinic)

Date: October 10, 2011

SUMMARY

A request for a change in zoning has been made for a 4,740 square foot retail suite that lies within a retail center that makes up 4.66 acres located on the city's northwest side. A change in zoning from **C-3 ERZD to C-2 S ERZD** is being requested by the applicant, Pulman, Cappuccio, Pullen and Benson, LLP. The change in zoning has been requested to allow for a animal clinic. The property is classified as Category 2 property.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, located at 8202 N. Loop 1604 W., Suites 111 & 112. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-3 ERZD to C-2 S ERZD and will allow for the occupancy of a veterinary hospital. The proposed veterinary office will be located in an existing retail center that was constructed in 2007.

2. Surrounding Land Uses:

Loop 1604 and vacant land is located to the west of the tract. Hausman Road and an existing commercial development lie to the south of the tract. Vacant land lies to the east and north of the tract.

3. Water Pollution Abatement Plan:

The Hausman /Loop 1604 Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on July 17, 2006. According to the geologic assessment in the WPAP, there were no sensitive geologic features located on the site. During a site investigation on September 21, 2011 SAWS staff inspected the existing water quality basin and found it to be in compliance and upon further review has found that the basin has a history of being compliant.

3. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on September 21, 2011, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as a single parcel, currently constructed and in use as a multi-tenant strip mall, approximately 4,740 square feet in area. A single story combination strip mall with surrounding parking lot, storage lot, and curbing was observed on the site.

No significant exposure of bedrock was observed throughout the property. The entire site was observed to be covered in asphalt paving with small individual landscaping islands throughout the parking areas.

The site appeared to slope slightly to the north and northwest. Stormwater occurring on the subject site would drain to the northwest towards Huestra Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90

feet thick. This could not be confirmed due to lack of exposed bedrock.

- C. The subject site was observed to be developed for commercial use. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. Any biological or hazardous waste that is generated on site which needs to be disposed of properly.
2. The proper storage of any biological, hazardous, or medical chemicals and disposal of waste from the requested use.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

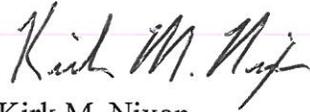
1. No additional impervious cover shall be added to the existing retail center.
2. Any biological or hazardous waste that is generated on site shall be disposed of in accordance with federal, state, and local guidelines.
3. All biological, hazardous, or medical chemicals on site shall be stored in accordance with federal, state, and local guidelines.

4. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
5. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.

General Recommendations

1. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
2. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
3. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



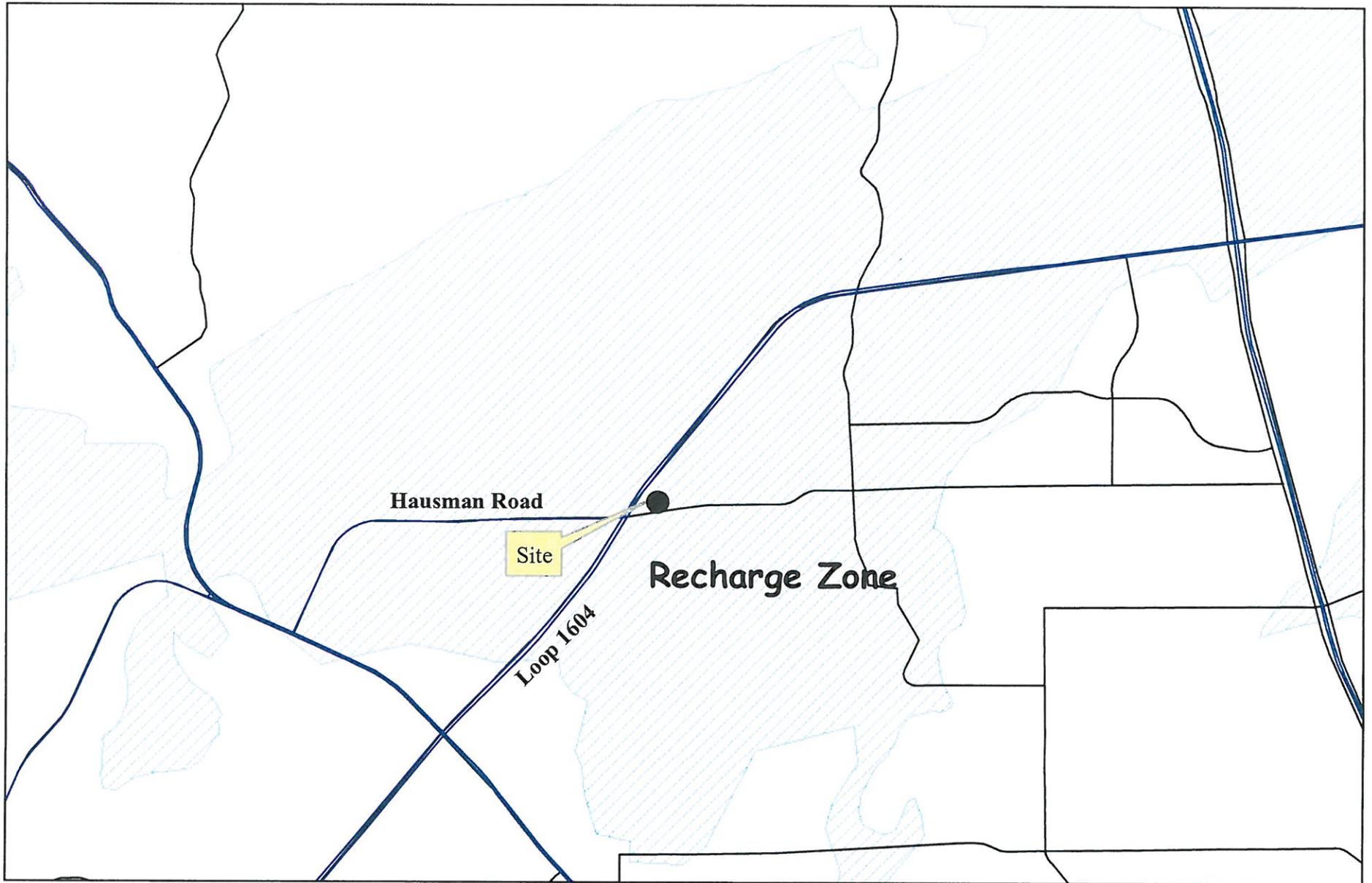
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB

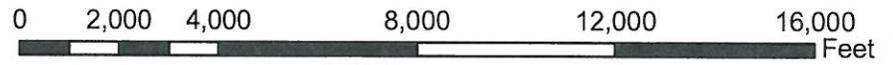


Zoning Case No. Z2011201 Figure 1

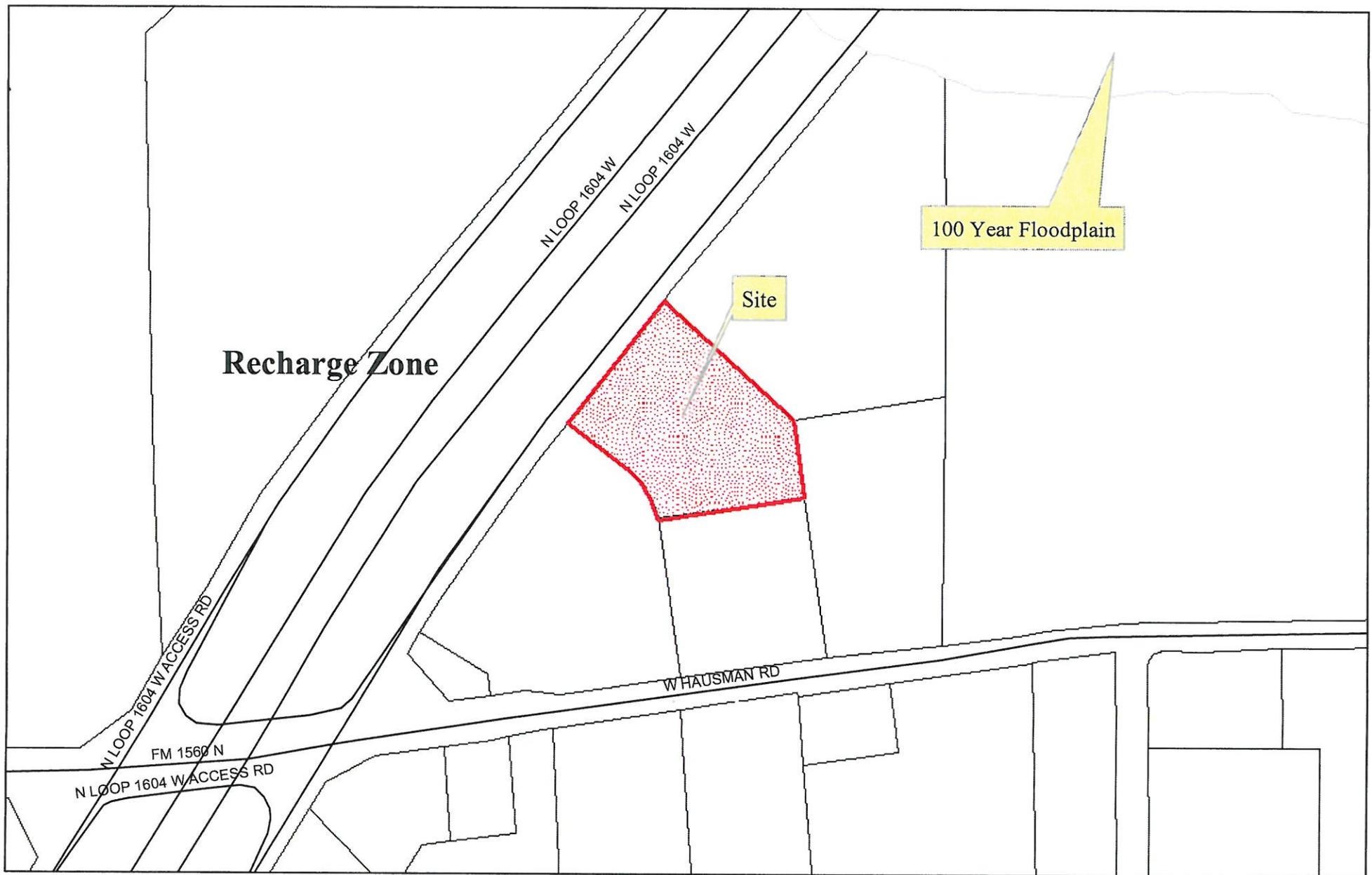
Veterinarian Clinic

Map Page 513 C8

Map Prepared by Aquifer Protection and Evaluation MJB 9/21/2011



1:46,172



Zoning Case No. Z2011201 Figure 2

Veterinarian Clinic

Map Page 513 C8

Map Prepared by Aquifer Protection and Evaluation MJB 9/21/2011



1:4,202



Zoning Case Notification Plan

Case Z-2011-207

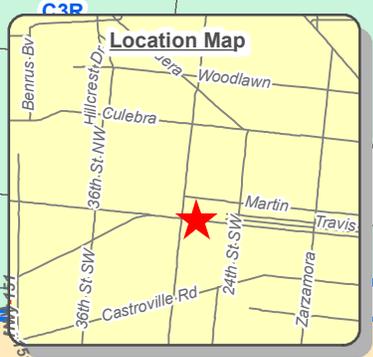
Council District 5

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 08253 - Block 014 - Lots 39 and 40

Legend

- Subject Properties (0.1320 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(09/26/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011207

Hearing Date: November 15, 2011

Property Owner: Irving Guerrero Aleman

Applicant: Irving Guerrero Aleman

Representative: Irving Guerrero Aleman

Location: 4527 West Commerce Street

Legal Description: Lot 39 and Lot 40, Block 14, NCB 8253

Total Acreage: 0.132

City Council District: 5

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning request. The case was continued from the November 1, 2011 public hearing.

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 19, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 13, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 28, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "F" Local Retail District. In a 1966 case, the property was rezoned to "I-1" Light Industry District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1 AHOD" General Industrial Airport Hazard Overlay District.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the use.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Current Land Uses: Canning Company

Direction: West

Current Base Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Current Land Uses: Canning Company

Direction: East

Current Base Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Current Land Uses: Vacant Single-Family Dwelling

Direction: South across West Commerce Street

Current Base Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Current Land Uses: Commercial Use

Transportation

Thoroughfare: West Commerce Street

Existing Character: Primary Arterial two lanes in each direction with left and right turn median.

Proposed Changes: None known.

Public Transit: The VIA number 75 bus line operate along West Commerce Street.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Minimum Parking Requirement: 1 per 500 sf GFA of sales and service building. Maximum Parking Requirement: 1 per 375 sf GFA of sales and service building.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is not located within a Neighborhood, Community or Sector Plan area. The request is consistent with existing zoning scheme of the area which has "C-2", "C-3" and "I-1" districts.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. Surrounding existing land uses are commercial in character and the proposed zoning change is consistent with these uses.

3. Suitability as Presently Zoned:

The "I-1" district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

The current "I-1 AHOD" General Industrial Airport Hazard Overlay District is not appropriate for the area. The "C-3 AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District will provide an

opportunity for a reuse of the property and will be consistent with the current uses along West Commerce Street. The rezoning request to "C-3 AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District is a less intense use than the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The "C-3 AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The property is of sufficient size to accommodate the proposed use and required parking.

7. Other Factors:

The property on August 2, 2011 was issued a Certificate Of Occupancy for an Auto State Vehicle Inspection Station. The property currently has an 8 foot x 20 foot portable building.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011211

Hearing Date: November 15, 2011

Property Owner: Harlandale Housing Corporation (Barrett Moursund, President)

Applicant: Rick Thompson

Representative: Rick Thompson

Location: 2211 and 2221 Southwest Military Drive; Located on the north side of Southwest Military Drive, west of Ascot.

Legal Description: Lots 2 and 3, NCB 8947

Total Acreage: 2.251

City Council District: 4

Case Manager: Brenda Valadez, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the November 1, 2011 public hearing.

Proposed Zoning Change

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 19, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 28, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Neighborhood Associations: Tierra Linda Neighborhood Association

Planning Team Members: 27 (Nogalitos/South Zarzamora Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property located at 2211 Southwest Military Drive is currently developed with a commercial structure measuring 2,477 square feet in total. According to the Bexar County Appraisal District, the structure was constructed in 2005. The subject property located at 2221 SW Military Drive is utilized as a parking lot and a portion of said property is also occupied by CentroMed offices. The subject properties were annexed in 1944. The subject properties were originally zoned "LL" First Manufacturing District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. The applicant is requesting a zoning change in order to allow the construction of a new restaurant on the property located at 2221 SW Military Drive as well as to rezone the existing restaurant located at 2211 SW Military Drive to a more appropriate zoning district.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: I-2

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: I-2

Current Land Uses: South Park Mall

Direction: East

Current Base Zoning: I-2

Current Land Uses: Restaurant and CentroMed Offices

Direction: West

Current Base Zoning: C-2

Current Land Uses: Retail Shopping Center and a Restaurant

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Southwest Military

Existing Character: Primary Arterial Type A; 3 lanes in each direction

Proposed Changes: None known

Thoroughfare: Ascot

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 550 line which operates along Southwest Military Drive.

Traffic Impact: A Traffic Impact Analysis is currently under review.

Parking Information: Minimum Parking Requirement: 1 per 150 sf GFA

Maximum Parking Requirement: 1 per 40 sf GFA

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Nogalitos/South Zarzamora Community Plan, and is currently designated as "Mixed Use" in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Denial of the request could allow industrial uses on the subject property.

3. Suitability as Presently Zoned:

The adopted Nogalitos/South Zarzamora Land Use Plan identifies the subject property as Mixed Use and all surrounding areas as Regional Center, High Density Residential and Low Density Residential in the Future Land Use component of the plan. The existing I-2 zoning district is inconsistent with the adopted land use plan.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request. Should the property be used for the industrial uses permitted in the existing zoning district, public health, safety and welfare could be at risk because of the subject property's proximity to residential uses.

5. Public Policy:

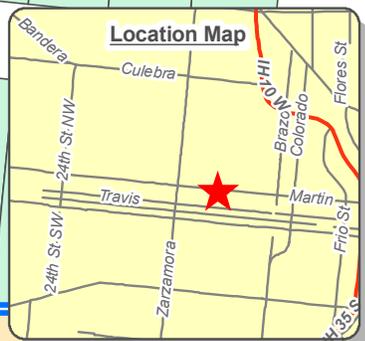
The request does not appear to conflict with any public policy objective. The request is consistent with the adopted future land use plan.

6. Size of Tract:

The subject property located at 2221 SW Military is 1.9190 acres in size, which should be able to accommodate the commercial use with adequate space for parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2011208

Council District 1

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 02240 - Block 000 - N 56.15 ft of Lot 7

Legend

- Subject Properties (0.0624 Acres) █
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(10/12/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011208
Hearing Date: November 15, 2011
Property Owner: Manuel C. & Josefina Salazar
Applicant: Mariano Olmos, III
Representative: Alma Salazar
Location: 2600 West Martin Street
Legal Description: The north 56.15 feet of Lot 7, NCB 2240
Total Acreage: 0.0624 of an acre
City Council District: 1
Case Manager: Micah Diaz, Interim Senior Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District with the additional use of Auto and Light Truck Repair

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 28, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 3, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 48

Neighborhood Associations: Prospect Hill Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938, and was originally zoned "GG" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property is not platted. According to the Bexar County Appraisal District, the existing retail storefront measures approximately 1,315 square feet in size.

The structure is currently vacant. The applicant requests the zoning change to allow auto and light truck repair, but does not intend to utilize the existing structure. Instead the use is proposed outdoors, in the paved driveway area.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: All directions (along West Martin Street)

Current Base Zoning: "C-2" Commercial District

Current Land Uses: Single-family residences and a dry cleaner

Direction: North and South (along North Cibolo Street, West Salinas, and Morales)

Current Base Zoning: "MF-33" Multi-Family District

Current Land Uses: Single-family residences

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: West Martin Street

Existing Character: Minor thoroughfare; two lanes in each direction; sidewalks

Proposed Changes: None known

Thoroughfare: North Cibolo Street, West Salinas, and Morales

Existing Character: Local streets; one lane in each direction; partial sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 77 and 277 operate along West Martin Street, with two stops within a block of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: Off-street vehicle parking requirements for Auto and Light Truck Repair uses are determined by the Gross Floor Area (GFA) of structures.

Minimum: 1 parking space per 500 square feet GFA including service bays, wash tunnels, and retail areas, plus 2 additional spaces for each inside service bay.

Maximum: 1 parking space per 375 square feet GFA including service bays, wash tunnels, and retail areas, plus 2 additional spaces for each inside service bay.

The auto repair use proposed by the applicant is meant to occur outdoors; therefore, parking requirements based on structure size are not applicable. Additionally, the "IDZ" Infill Development Zone District eliminates off-street parking requirements.

Staff Analysis and Recommendation: Denial

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is not located within a Neighborhood, Community, or Sector Plan; therefore, land use consistency is not applicable.

2. Adverse Impacts on Neighboring Lands:

The uses permitted in the "C-2" district are not appropriate for properties abutting single-family residences unless mitigating measures such as landscape buffers, directional lighting, screening, and building setbacks can be provided.

The size and current configuration of the subject property does not accommodate any protective measures that would shield the surrounding residential neighborhood from the permitted commercial uses. Additionally, the additional proposed auto repair uses is intended to be performed in the existing driveway area, not in the vacant structure on the property. Use of the driveway area for auto repair leaves no off-street parking area for employees or customers.

3. Suitability as Presently Zoned:

The existing "C-2" zoning district is not appropriate for the subject property, as the district allows a wide range of retail, office, and services uses that typically generate increased levels of traffic, noise, and lighting. The subject property and surrounding neighborhood have zoning that originated with the City's original 1938 zoning regulations. Although the over-intense commercial and multi-family zoning pattern persists, the actual development of the neighborhood has been solidly single-family residential, with neighborhood commercial use located at some intersections.

The uses permitted in the existing "C-2" district carry off-street parking requirements which the subject property cannot accommodate. The property is a portion of what was a much large lot; but which, through unplatted subdividing, is now less than 3,000 square feet in size. As an existing building covers

4. Health, Safety and Welfare:

The existing zoning is inappropriate for the subject property. The Infill Development Zone is meant to encourage redevelopment of vacant or under utilized properties by relaxing development standards such as building setbacks, landscape buffers and off-street parking requirements. However, the "IDZ" district is not meant to allow overly intense uses to the detriment of surrounding residences. By adding the "IDZ" overlay district and the auto repair use to the subject property, the zoning request amounts to a significant increase in zoning intensity without the normally required protective development standards.

5. Public Policy:

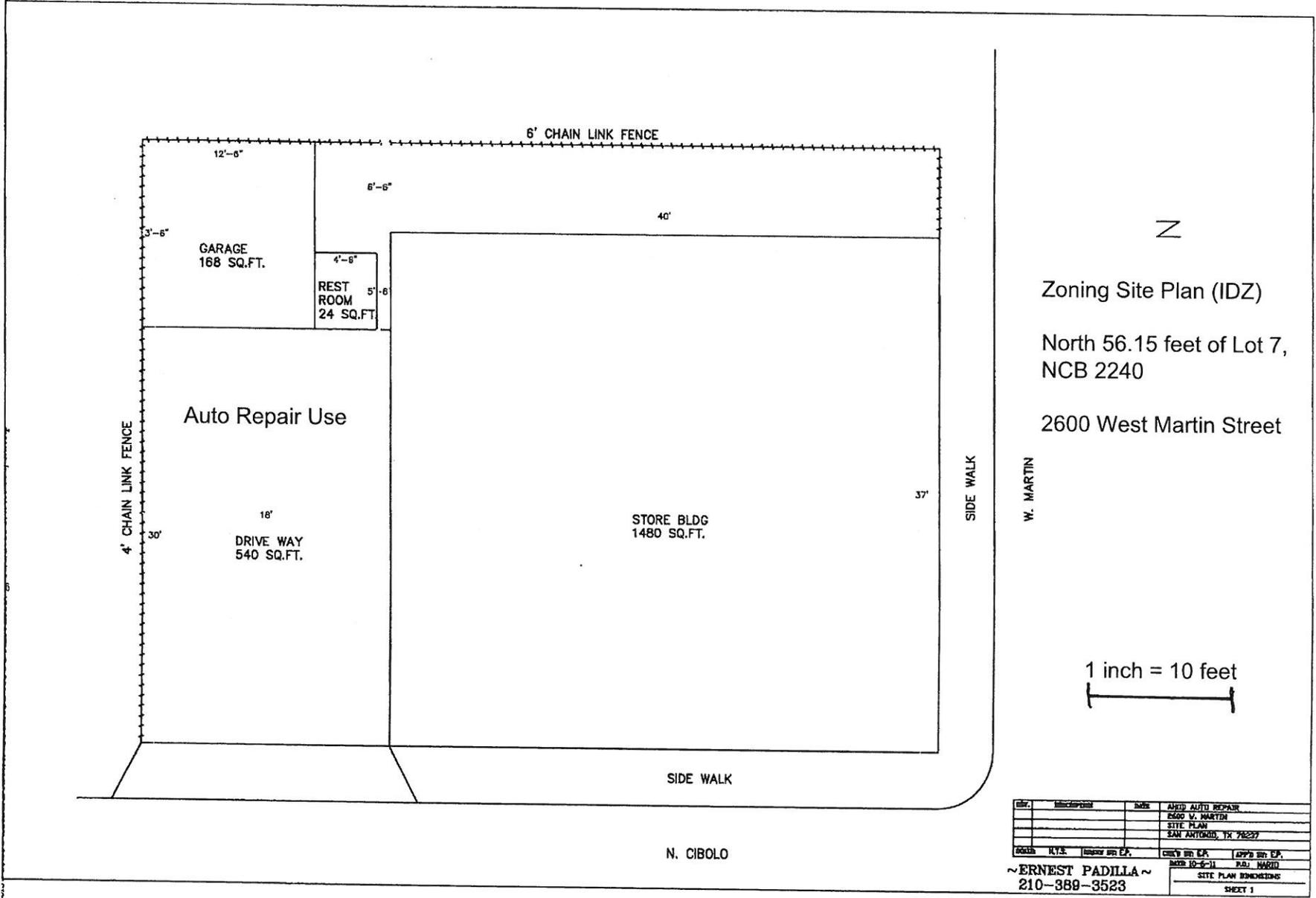
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is less than 3,000 square feet in size. The property is a portion of what was originally a larger lot which has been split multiple times but has not been properly platted through the subdivision process.

7. Other Factors:

None.



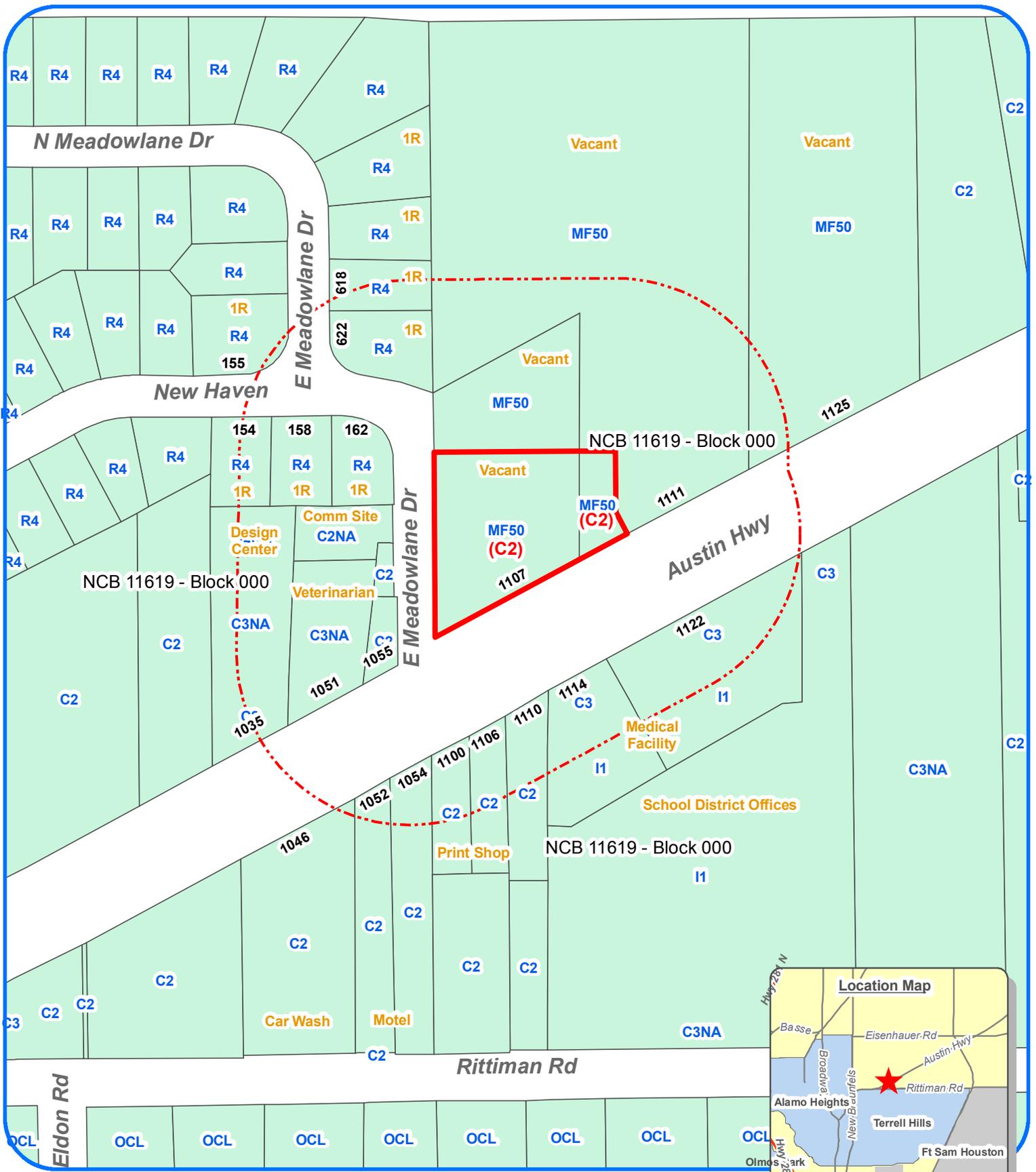
Zoning Site Plan (IDZ)
 North 56.15 feet of Lot 7,
 NCB 2240
 2600 West Martin Street

W. MARTIN

1 inch = 10 feet

REV.	DESCRIPTION	DATE	BY
DATE: N.Y.S. (insert date)		DATE: N.Y.S. (insert date)	DATE: N.Y.S. (insert date)
BY: ERNEST PADILLA		BY: ERNEST PADILLA	BY: ERNEST PADILLA
TITLE: SITE PLAN		TITLE: SITE PLAN	TITLE: SITE PLAN
PROJECT: SAN ANTONIO, TX 78227		PROJECT: SAN ANTONIO, TX 78227	PROJECT: SAN ANTONIO, TX 78227
DRAWN BY: ERNEST PADILLA		APP'D BY: ERNEST PADILLA	DATE: 10-6-11
SITE PLAN DIMENSIONS:		SHEET 1	

~ERNEST PADILLA~
 210-388-3523



Zoning Case Notification Plan

Case Z-2011-210

Council District 10
 Scale: 1" approx. = 150 ft.

Subject Property Legal Description(s): Portions of NCB 08692 - Block 000 - Lot 21, S 293.32 ft of Lot 11, and S 199 ft of Lot 9

Legend

- Subject Properties ——— (0.771 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (10/13/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011210
Hearing Date: November 15, 2011
Property Owner: Siete Acres, LLC (Guillermo Nicolas)
Applicant: Landbridge Partners (Sunshine Thacker)
Representative: Landbridge Partners (Sunshine Thacker)
Location: 1107 Austin Highway
Legal Description: A 0.771 acre tract of land out of NCB 8692
Total Acreage: 0.771
City Council District: 10
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "MF-50" Multi-Family Airport Hazard Overlay District

Requested Zoning: "C-2" Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 2, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 27, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27

Neighborhood Associations: Terrell Heights Neighborhood Association and Wilshire Village Neighborhood Association within 200 feet

Planning Team Members: 40 (Northeast Inner Loop Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1946 and was originally zoned "F" Local Retail. Upon adoption of the Unified Development Code, the previous base zoning district converted to the "C-2" Commercial Airport Hazard Overlay District. In December of 2007, the subject property was part of a rezoning that changes the zoning to "MF-50" Multi-Family Airport Hazard Overlay District.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the development and use.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-50" Multi-Family Airport Hazard Overlay District

Current Land Uses: Vacant Land

Direction: Northeast

Current Base Zoning: "MF-50" Multi-Family Airport Hazard Overlay District

Current Land Uses: Vacant Land

Direction: South across Austin Highway

Current Base Zoning: "C-2" Commercial Airport Hazard Overlay District

Current Land Uses: Commercial Uses

Direction: Southwest across East Meadowlane Drive

Current Base Zoning: "C-2" Commercial Airport Hazard Overlay District

Current Land Uses: Commercial Uses

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Austin Highway

Existing Character: Primary Arterial two lanes in each direction.

Proposed Changes: None known.

Public Transit: The VIA number 8, 14, 214 and 509 bus lines operate along Austin Highway.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Table 526-3 of the UDC establishes the minimum and maximum number of parking spaces required on a property. The number of parking spaces required on the subject property will be determined by the existing and proposed uses, as well as the size of the structures.

Staff Analysis and Recommendation: Approval. Pending Master Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Northeast Inner Loop Neighborhood Plan and is currently designated as "Neighborhood Commercial". Therefore, the requested zoning district is inconsistent with the plan. The applicant has submitted a Master Plan Amendment to "Community Commercial" land use that was considered by the Planning Commission on November 9, 2011. The Planning Commission recommendation is approval of "Medium Density Mixed Use". Planning and Community Development Department Staff recommend an alternate recommendation of "Medium Density Mixed Use" land use. The Northeast Inner Loop Neighborhood Plan recommends "Medium Density Mixed Use" land use to be located along Austin Highway, west of Terrell Plaza where less intensive commercial uses interspersed or blended with residential and office uses.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Denial of the request could allow multi-family dwellings with a maximum density of 50 units per acre.

3. Suitability as Presently Zoned:

The current "MF-50" Multi-Family Airport Hazard Overlay District and proposed "C-2" Commercial Airport Hazard Overlay District are both appropriate for the area.

The "C-2" Commercial Airport Hazard Overlay District will provide an opportunity for a reuse of vacant land and will be consistent with current uses along Austin Highway.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any established public policy. The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

6. Size of Tract:

The property is of sufficient size to accommodate the proposed use and required parking. The proposed commercial use is proposed to complement high density residential development which abuts the 0.771 acre tract to the north and east.

7. Other Factors:

The "C-2" Commercial Airport Hazard Overlay District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.



Zoning Case Notification Plan

Case Z2011212

Council District 5

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 06281 - Block 038 - Lot 5

Legend

- Subject Properties (0.1481 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(10/14/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2011212
Hearing Date: November 15, 2011
Property Owner: Pedro Garcia Brito
Applicant: Express Permit Services (Lori Orr)
Representative: Express Permit Services (Lori Orr)
Location: 618 South Park Boulevard
Legal Description: Lot 5, Block 38, NCB 6281
Total Acreage: 0.1481 of an acre
City Council District: 5
Case Manager: Micah Diaz, Interim Senior Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District
Requested Zoning: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 28, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 3, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33
Neighborhood Associations: Collins Garden Neighborhood Association
Planning Team Members: 27 – Nogalitos/South Zarzamora
Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938, and was originally zoned under the City's 1938 zoning regulations. In a 1992 City-initiated case, the property was rezoned to "R-5" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "R-5" Residential Single-Family District. The subject property was platted into its current configuration in 1928 (Volume 980, Page 108). According to the Bexar County Appraisal District records, the existing residence was built in 1944 and measures approximately 1,450 square feet in size.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: All directions

Current Base Zoning: "R-5" Residential Single-Family District and "R-5 CD" with a Conditional Use for two dwelling units

Current Land Uses: Single-family residences, duplexes, and Collins Garden Park

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: North and South Park Boulevard

Existing Character: Local streets; single-direction two-lanes with side walks

Proposed Changes: None known

Thoroughfare: Academic Court, Roslyn Avenue, and Marian Street

Existing Character: Local streets; one lane in each direction with partial sidewalks

Proposed Changes: None known

Public Transit: There are no public transit lines serving the subject property. The nearest bus line operates along Frio City Road, west of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units.

Minimum Requirement: 1 parking space per dwelling unit

Maximum Requirement: 2 parking spaces per dwelling unit

Should the requested zoning be approved and the residence be converted into a duplex, between two and four parking spaces will be required.

Staff Analysis and Recommendation: Approval, pending plan amendment

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Nogalitos/South Zarzamora Community Plan area and is designated as “Low Density Residential” in the future land use component of the plan. The requested zoning is not consistent with the adopted land use plan. The applicant has requested amending the land use designation to “Medium Density Residential” to accommodate the zoning request. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Multiple surrounding properties have conditional use zoning for two dwelling units.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property. The surrounding block includes single-family and two-family dwellings.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

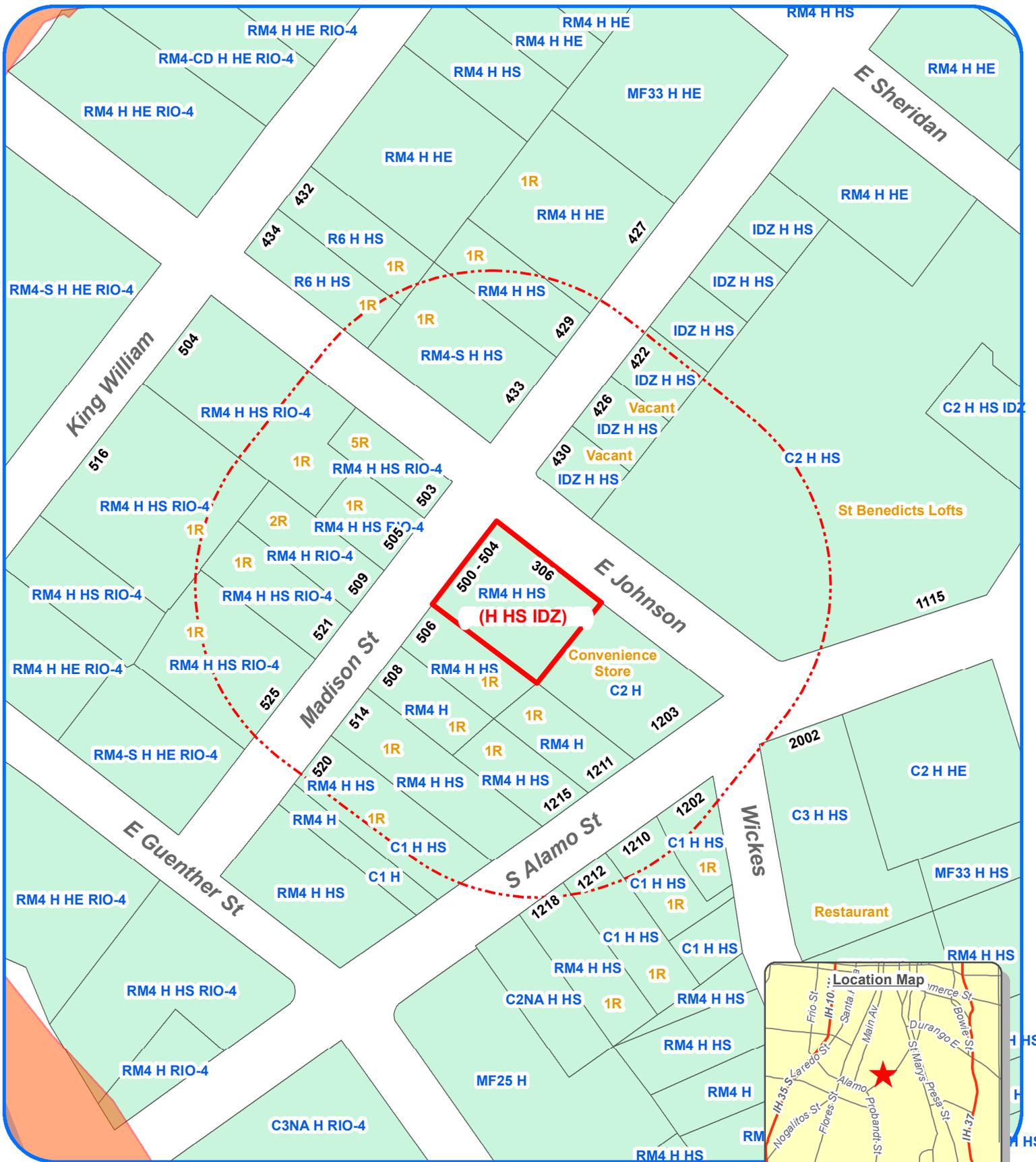
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

Due to the subject property’s 6,450 square foot lot size, the “RM-6” Residential Mixed District will allow a maximum of two units on the subject property. The subject property is of sufficient size to accommodate two dwelling units and the required parking spaces.

7. Other Factors:

The area surrounding the subject property includes a historical mix of residential densities. The property’s location on a one-way street, adjacent to a City park and other duplexes, make the location appropriate for a limited number of medium density residential uses. The current zoning regulations no longer permit conditional use zoning to allow increased residential density. Although many of the surrounding properties have and can continue to use conditional uses for two dwelling units, such zoning requests are no longer possible.



Zoning Case Notification Plan

Case Z2012001

Council District 1
 Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 00750 - Block 009 - NW 121 ft of Lots 1 & 2

Legend

- Subject Properties (0.276 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



Development Services Dept
 City of San Antonio
 (10/26/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012001
Hearing Date: November 15, 2011
Property Owner: Portico Residential, LLC
Applicant: Roy R. Pachecano
Representative: Roy R. Pachecano
Location: 500, 502 and 504 Madison and 306 East Johnson
Legal Description: The northwest 121 feet of Lots 1 and 2, Block 9, NCB 750
Total Acreage: 0.276 of an acre
City Council District: 1
Case Manager: Micah Diaz, Interim Senior Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "H HS RM-4 AHOD" Historic Significant Residential Mixed King William Historic Airport Hazard Overlay District

Requested Zoning: "H HS IDZ AHOD" Historic Significant Infill Development Zone King William Historic Airport Hazard Overlay District with Mixed Residential Uses

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 28, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 3, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Neighborhood Associations: King William Association

Planning Team Members: 65 – Downtown Neighborhood Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938, and was originally zoned under the City's 1938 zoning regulations. In 1968, the King William Historic District was adopted; and in 1988, the "HS" Historic Significant designation was applied to the subject property. In a 1991 City-initiated

case, the subject property was zoned “R-2” Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “RM-4” Residential Mixed District. The subject property has three existing structures with a total of four dwelling units. According to the Bexar County Appraisal District, the structures were built at different times between 1890 and 1920.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North, West and South

Current Base Zoning: “RM-4” Residential Mixed District (one property has a Specific Use Authorization for a Bed and Breakfast)

Current Land Uses: Single-family and multi-family residential uses

Direction: Northeast and East

Current Base Zoning: “IDZ” Infill Development Zone and “C-2” Commercial District

Current Land Uses: undeveloped properties, loft apartments, and a convenience store

Direction: South (along the south side of South Alamo Street)

Current Base Zoning: “RM-4”, “C-1” Light Commercial District and “C-3” General Commercial District

Current Land Uses: Single-family residences and a vacant commercial structure (previously a restaurant)

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

All surrounding properties are located within the King William Historic District. A number of surrounding properties carry the “HS” Historic Significant landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic districts and landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure.

Transportation

Thoroughfare: South Alamo Street

Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Madison Street and East Johnson

Existing Character: Local streets; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: Multiple VIA bus lines operate along South Alamo Street, with two stops within a block of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units.

Single-family dwelling – Minimum: 1 parking space; Maximum: N/A

Duplex – Minimum: 1 space per unit; Maximum: 2 spaces per unit

The “IDZ” Infill Development Zone District eliminates off-street parking requirements.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Downtown Neighborhood Plan, and is identified as “Residential” in the future land use component of the plan. The zoning request is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant intends to plat the property into three lots in an effort to facilitate rehabilitation of the historic structures. Once platted, the properties can be sold to individual owners.

3. Suitability as Presently Zoned:

The existing zoning is appropriate for the subject property and is consistent with the historic multiple-dwelling configuration of the property. However, the “IDZ” Infill Development Zone base zoning district will allow the property to be platted into individual lots and the structures to be fully renovated.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

The zoning request is consistent with the historic preservation goals of the King William Historic District and the Downtown Neighborhood Plan.

6. Size of Tract:

The subject property is approximately 12,200 square feet in size. The current “RM-4” zoning district requires a minimum lot size of 4,000 square feet, which cannot be accommodated by the existing and historical lot configuration. When the “IDZ” district is applied as a base zoning district, minimum lot size requirements do not apply. The requisite “IDZ” site plan submitted for this request indicates the subject property will be platted into three individual lots, including two 3,000 square foot lots and one 6,150 square foot lot.

7. Other Factors:

In the 400 Block of Madison, east of the subject property, “IDZ” as a base zoning district was used to create six lots that are each less than 4,000 square feet in size.

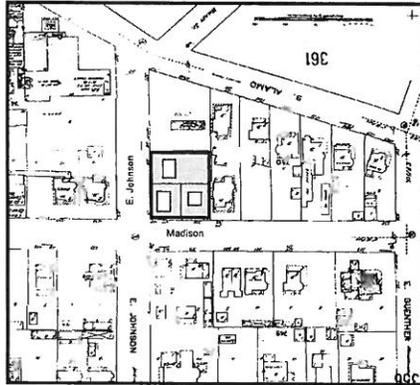
Parcel Legend: Address / Areas Political: District 1

500/502 Madison	504 Madison	306 E Johnson
Gross Building: 1225/loor 2 stories: 2450 Effective Area: 35' x 35' Living Area: 2150 SF	Gross Building: 1054 SF Single story Effective Area: 34' x 31' Living Area: 1150	Gross Building: 980 SF Single story Effective Area: 35' x 28' Living Area: 950
Open Area Gross: 550 SF Site: 3000 SF, 0.068 Acres	Open Area Gross: 5170 SF Site: 6150 SF, 0.14 Acres	Open Area Gross: 1946 SF; Site: 3000 SF, 0.068 Acres

This application incorporates "Mixed Residential - "Infill Development Zone" requirements.

Existing sidewalk coverage: 36.75 SF + 39 SF + 24 SF = 99.75 SF (0.8% of total site area)

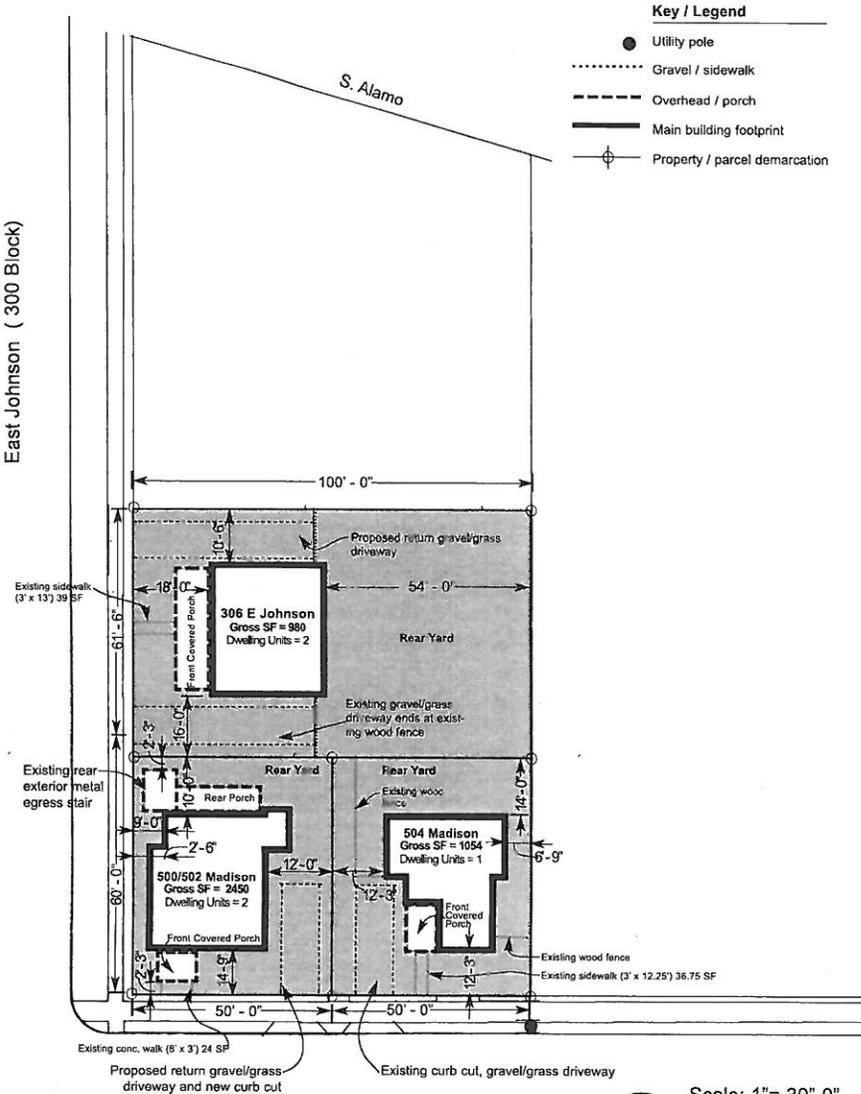
Legal Description: NW 121 feet of Lots 1 and 2, Block 9, NCB 750; 500, 502 and 504 Madison and 306 East Johnson



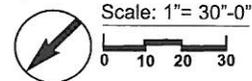
Context Map (See enlargement at right)
Sanborn, Inc. (Scale above)

Madison (400 Block)

East Johnson (300 Block)



- Key / Legend**
- Utility pole
 - Gravel / sidewalk
 - - - - - Overhead / porch
 - ▭ Main building footprint
 - ⊕ Property / parcel demarcation



Madison (500 Block)

This drawing is prepared utilizing site reconnaissance obtained in the field to verify dimensional control. Field verified existing conditions are illustrated on this drawing and shall not be used by consultants, or other site-contractor agents, for the purposes of construction unless instructed by the Owner. Architect shall not be liable for site imperfections.

Revisions / Notations	
No.	Description
1	8-03-11 HDRC Support
2	10-5-11 Zoning Commission

Owner: Portico Residential LLC

Architect:
Roy R. Pacheco, AIA
P.O. Box 830942
San Antonio, Texas 78283
Tel: 210-222-2266

Project:
Madison Properties

500/502/504 Madison
306 E Johnson

Project Location:
500-504 Madison / 306 E. Johnson
San Antonio, Texas 78204



Drawing Title:
Site Plan

Printing Date: 9-29-2011

Drawing Date: 9-29-2011

Drawing Scale: As Noted

Drawing No.
A-010



Zoning Case Notification Plan

Case Z-2012-002

Council District 3

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 01698 - Block 010 - Lot 48

Legend

Subject Properties (0.1928 Acres)

200' Notification Area

Current Zoning

Requested Zoning Change

100-Year DFIRM Floodplain

Single Family Residential

TEXT

TEXT

TEXT

TEXT

TEXT

TEXT

TEXT



Development Services Dept
City of San Antonio
(10/26/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012002
Hearing Date: November 15, 2011
Property Owner: Joseph G. Gonzales
Applicant: Joseph G. Gonzales
Representative: Joseph G. Gonzales
Location: 2819 South Pine Street
Legal Description: Lot 48, Block 10, NCB 1698
Total Acreage: 0.1928
City Council District: 3
Case Manager: Andreina Dávila-Quintero, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code ("UDC"). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 28, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 28, 2011. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: Highland Park Neighborhood Association.

Planning Team Members: 37 - Highland Community Planning Team

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938, and was originally zoned "B" Residence District. In 1964, the Riverside Park Subdivision Plat was recorded creating Lot 47 of the subject property. Upon the adoption of the 2001 UDC, the previous base zoning district was converted to the current "R-4" Residential Single-Family District.

The subject property consists of an approximately 1,620-square foot duplex, which was built in 1942 according to the Bexar County Appraisal District.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4” Residential Single-Family District

Current Land Uses: Duplex

Direction: South

Current Base Zoning: “R-4” Residential Single-Family District

Current Land Uses: Single-Family

Direction: East

Current Base Zoning: “R-4” Residential Single-Family District

Current Land Uses: Japhet Elementary School

Direction: West

Current Base Zoning: “R-4” Residential Single-Family District

Current Land Uses: Duplex

Overlay and Special District Information: All surrounding properties carry the “AHOD” Airport Hazard Overlay District due to their proximity to an airport or approach path. The “AHOD” does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration (“FAA”).

Transportation

Thoroughfare: South Pine Street

Existing Character: Local Street, one (1) lane each way

Proposed Changes: None known

Thoroughfare: Baldwin Avenue

Existing Character: Local Street, one (1) lane each way.

Proposed Changes: None known

Public Transit: There are no VIA bus lines that operate through South Pine Street or Baldwin Avenue. The nearest bus transit lines are along Steves Avenue (VIA bus line 32 with a bus stop at the intersection of Steves Avenue and South Pine Street) and Fair Avenue (VIA bus line 34 with a bus stop at the intersection of Fair Avenue and Piedmont Avenue). VIA bus line 32 runs from Highland Hills to Downtown. VIA bus line 34 runs from Brooks City Base to Downtown. The Steves Avenue and South Pine Street intersection is the closest to the subject property as it is approximately one quarter (¼) mile from the subject property.

Traffic Impact: A Traffic Impact Analysis (“TIA”) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Table 526-3 of the UDC establishes the minimum and maximum number of parking spaces required on a property, which will be determined by the existing and proposed uses and size of the structures. The applicant is proposing to build two (2) additional dwelling units for a total of four (4) dwelling units on site. For the proposed use, a minimum of six (6) parking spaces is required to be provided on site.

Staff Analysis and Recommendation: Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Highlands Community Plan that was adopted by City Council in 2002. According to the Highlands Community Plan, the subject property has a Land Use classification of Medium-Density Residential. This classification is described as urban low-density residential uses including single-family houses on individual lots, as well as duplexes, and attached and detached accessory dwelling units. Triplexes, fourplexes, and townhomes are also permitted in this Land Use category. The proposed "RM-4" Mixed Residential zoning district is composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development is likely to occur. This zoning district will allow a maximum of four (4) dwelling units on a single lot, making the proposed "RM-4" Mixed Residential zoning district consistent with the Highlands Community Plan.

2. Adverse Impacts on Neighboring Lands:

The subject property is located in a residential area with single-family, two-family and multi-family uses. The properties immediately to the north and west are existing duplexes that were built prior to the adoption of the current zoning district. Furthermore, there are existing fourplexes along Baldwin Avenue on the same block of the subject property. Based on the existing conditions and uses of the area, the proposed "RM-4" Mixed Residential zoning district will not have any adverse impact on the neighboring lands.

3. Suitability as Presently Zoned:

The current "R-4" Single Family Residential zoning district allows a maximum of one (1) dwelling unit per lot. The previous "B" Residence District allowed a maximum of two (2) dwelling units per lot. The 2001 conversion to the current zoning district made the existing use nonconforming, and thus no longer suitable as presently zoned. The proposed zoning district will bring the property into compliance with the current provisions of the UDC, as well as allow the subject property to be developed in a similar manner to what exists and is recommended for the area.

4. Health, Safety and Welfare:

The proposed zoning district will not adversely impact the health, safety and welfare of the public. The proposed "RM-4" Mixed Residential District will allow the subject property to be developed with similar uses as those within the vicinity, in particular along Baldwin Avenue.

5. Public Policy:

To the present, staff is not aware of any public policies that conflict with the proposed rezoning of the subject property. As previously mentioned, the proposed "RM-4" Mixed Residential District is compatible with the recommended development for the area, which was adopted by City Council in 2002.

6. Size of Tract:

The subject property comprise a total area of approximately eight thousand four hundred (8,400) square feet, which exceeds the 4,000-square foot minimum lot area by more than fifty percent (50%).

7. Other Factors:

One (1) of the goals of the Highlands Community Plan is to improve the quality, appearance and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods. It also has the objective to enhance and improve the distinctive character of the Highlands neighborhoods and encourage compatible infill housing within the neighborhoods. The mixed residential zoning districts provide flexible minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas. There is an existing duplex structure on the subject property that became vacant prior to 2010, which was when current property owner purchased the property. The property owner wishes to redevelop the subject property to its maximum potential as allowed by the Highlands Community Plan. The proposed "RM-4" Mixed Residential District and use, and potential uses support the goals and objectives of the Highlands Community Plan.



Zoning Case Notification Plan

Case Z-2012-004

Council District 4

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): Portions of NCB 09729 - Block 000 - W Irr 19.28 ft of Lot 6 & NE Tri 14.32 ft of Lot 7

Legend

- Subject Properties ——— (0.257 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(10/24/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012004
Hearing Date: November 15, 2011
Property Owner: Rose Mary and Henry Garcia
Applicant: Jerry Arredondo
Representative: Jerry Arredondo
Location: 1215 Rayburn Drive
Legal Description: A 0.257 acre tract of land out of NCB 9729
Total Acreage: 0.257
City Council District: 4
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "O-1 AHOD" Office Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 2, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 27, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Neighborhood Associations: Tierra Linda Neighborhood Association

Planning Team Members: 27 (Nogalitos/South Zarzamora Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1944 and was originally zoned "B" Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the use.

Adjacent Zoning and Land Uses

Direction: South across Rayburn Drive

Current Base Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Current Land Uses: Commercial Use

Direction: North

Current Base Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District.

Current Land Uses: Single-Family Dwellings and Motor Vehicle Sales

Direction: West

Current Base Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Current Land Uses: Single-Family Dwelling

Direction: East

Current Land Uses: Interstate Highway 35

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Rayburn Drive

Existing Character: Local Access Street one lane in each direction.

Proposed Changes: None known.

Thoroughfare: Interstate Highway 35

Existing Character: Expressway

Proposed Changes: None known.

Public Transit: The VIA number 551 bus line operate along Southwest Military Drive.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Minimum Parking Requirement: N/A. Maximum Parking Requirement: N/A

Staff Analysis and Recommendation: Approval. Pending Master Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Nogalitos/South Zarzamora Community Plan and is currently designated as "High-Density Residential". Therefore, the requested zoning district is inconsistent with the plan. The applicant has submitted a Master Plan Amendment to "Mixed Use Residential/Office/Commercial" land use that will be considered by the Planning Commission on November 9, 2011. The Master Plan Amendment was withdrawn by the applicant. Planning and Community Development Department Staff recommend Denial with an alternate recommendation of "Neighborhood Commercial" land use. The "Neighborhood Commercial" land use category accommodates offices, professional services, and shop-front retail uses that can be served by pedestrian access and are generally less than 5,000 square feet.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning request will not have an adverse impact on the neighborhood. Due to the presence of the Interstate Highway 35 and the movement of large volumes of vehicular traffic unlikely to be developed with the use for which it is zoned.

3. Suitability as Presently Zoned:

The property's current "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District is not appropriate as the property is not likely to be used for residential development. Further, being that the current use of the property is vacant, there will be no loss of housing stock in this neighborhood.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Should the zoning change be approved, a 30-foot rear building setback, 20-foot side building setback and a Type "B" buffer of 15 feet will be required where the subject property abuts residential zoning or uses. These development standards will serve to mitigate the possible effects of increased noise and traffic on the subject property.

5. Public Policy:

The "O-1 AHOD" Office Airport Hazard Overlay District does conflict with the established Nogalitos/South Zarzamora Community Plan.

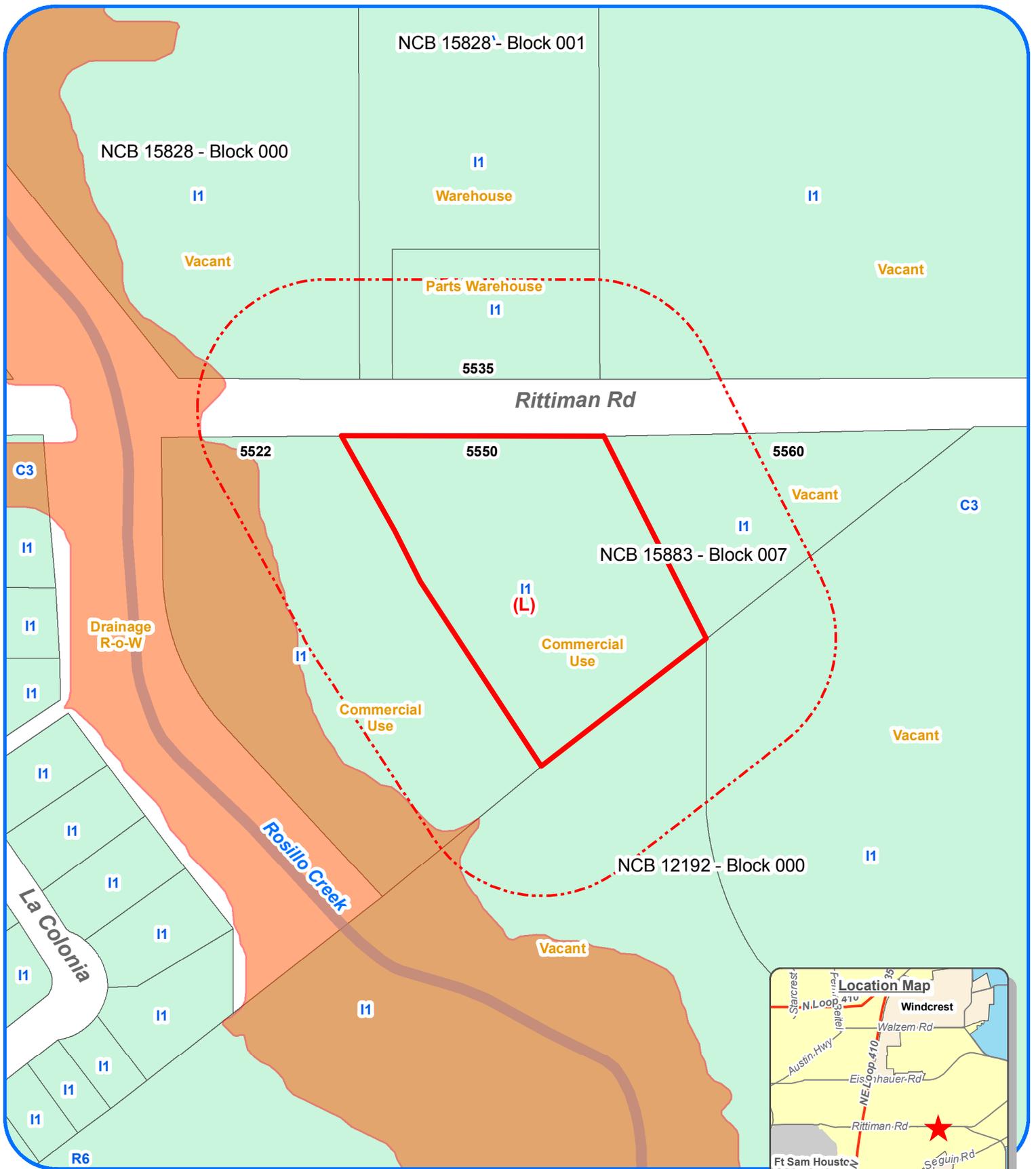
6. Size of Tract:

The 0.257 acre tract is of sufficient size to accommodate the Non-Commercial Parking Lot that will be used by the employees of the AT&T Store located at 7023 Southwest Military Drive. The size and configuration of the 0.257 acre tract would render it difficult to achieve an integrated development.

7. Other Factors:

The only access to the property is from the frontage road of the Interstate Highway 35 with includes some heavy vehicular traffic from the exit ramp approaching Southwest Military Drive. Given the close proximity to the intersection of two major thoroughfares and commercial property across the street, a Non-Commercial Parking Lot would be appropriate for this location.

The applicant has indicated the possibility of a revised request amending to a Conditional Use. Staff will support "R-4 AHOD CD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot, provided that the applicant submits all required documentation.



Zoning Case Notification Plan

Case Z-2012-008

Council District 2
 Scale: 1" approx. = 200 ft.
 Subject Property Legal Description(s): NCB 15883 - Block 007 - NW 1/4 of Lot 31

Legend

- Subject Properties (3.823 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (10/25/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012008
Hearing Date: November 15, 2011
Property Owner: Zamine, L. P.
Applicant: Habib H. Erkan, Jr.
Representative: Habib H. Erkan, Jr.
Location: 5550 Rittiman Road
Legal Description: Northwest irregular 266.43 feet of Lot 31, Block 7, NCB 15883 (3.823 Acres)
Total Acreage: 3.823
City Council District: 2
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 2, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 27, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: East Village Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 1972 and was originally zoned "I-1 AHOD" Light Industry Airport Hazard Overlay District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1 AHOD" General Industrial Airport Hazard Overlay District.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the use.

Adjacent Zoning and Land Uses

Direction: South

Current Base Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Current Land Uses: Vacant Land

Direction: North across Rittiman Road

Current Base Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Current Land Uses: Commercial Uses

Direction: East

Current Base Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Current Land Uses: Industrial Use

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Rittiman Road

Existing Character: Secondary Arterial two lanes in each direction with left and right turn lanes.

Proposed Changes: None known.

Public Transit: The VIA number 630 bus line operate along Rittiman Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Minimum Parking Requirement: 1 per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay. Maximum Parking Requirement: 1 per 375 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is not located within a Neighborhood, Community or Sector Plan area. The request is consistent with existing zoning scheme of the area which has "C-3" and "I-1" districts.

2. Adverse Impacts on Neighboring Lands:

The "L AHOD" Light Industrial Airport Hazard Overlay District is a downzoning from the current "I-1 AHOD" General Industrial Airport Hazard Overlay District. The granting of the zoning request will not have an adverse impact on the neighborhood. The rezoning of the property will in no way diminish the property rights of the neighboring properties.

3. Suitability as Presently Zoned:

The current "I-1 AHOD" General Industrial Airport Hazard Overlay District and proposed "L AHOD" Light Industrial Airport Hazard Overlay District are both appropriate for the area. The "L AHOD" Light Industrial

Airport Hazard Overlay District will provide an opportunity for a reuse of the existing vacant office/warehouse and will be consistent with current uses along Rittiman Road.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The rezoning request to "L AHOD" Light Industrial Airport Hazard Overlay District is a less intense use than the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District. However, the property will still be designated for industrial use and therefore is compatible with the surrounding Industrial "I-1 AHOD" zoned properties.

5. Public Policy:

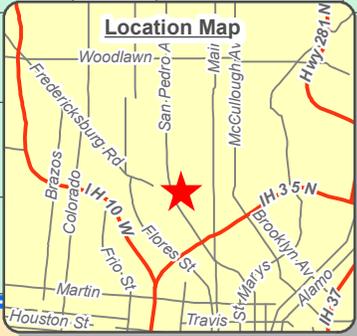
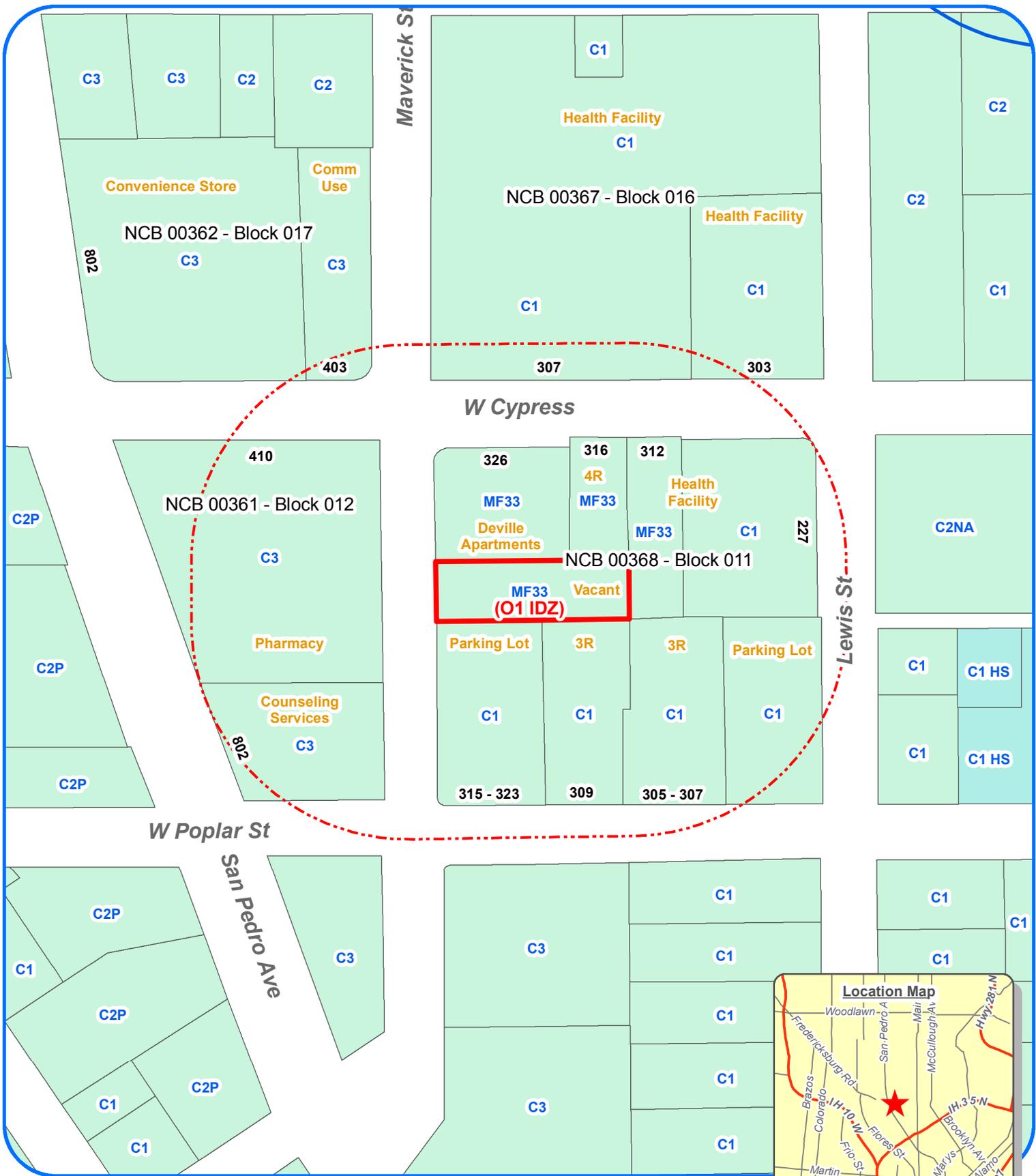
The "L AHOD" Light Industrial Airport Hazard Overlay District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth.

6. Size of Tract:

The property is of sufficient size to accommodate the proposed use and required parking. The property is currently developed with a 10,590 square foot office/warehouse built in 1993.

7. Other Factors:

Zamine, L.P., currently operates the AAA Limousine & Sedan Service at 2668 Austin Highway. The owner now wishes to relocate the business to the larger Rittiman Road property. The proposed use of the property is for Taxi, Charter and Limousine Parking and Dispatch (washing and mechanical services). The Rittiman Road property had been used for parcel courier truck loading and dispatch.



Zoning Case Notification Plan

Case Z-2012-010

Council District 1
 Scale: 1" approx. = 120 ft.
 Subject Property Legal Description(s): NCB 00368 - Block 011 - Lot 5

Legend	
Subject Properties	(0.22 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (10/27/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012010
Hearing Date: November 15, 2011
Property Owner: Specia Partnership, Ltd. (Michael Specia)
Applicant: Patrick Specia
Representative: John Specia
Location: 324 West Cypress Street
Legal Description: Lot 5, Block 11, NCB 368
Total Acreage: 0.22 of an acre
City Council District: 1
Case Manager: Micah Diaz, Interim Senior Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "O-1 IDZ AHOD" Office Infill Development Zone Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 28, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 3, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Neighborhood Associations: Tobin Hill Community Association

Planning Team Members: 12 – Tobin Hill Neighborhood Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938, and was originally zoned "E" Office District. In a 1995 case, the property was rezoned to "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. The property is undeveloped. Although addressed as West Cypress, the subject property has street frontage on Maverick Street only.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “MF-33” Multi-Family District, “C-1” Light Commercial District, and “C-3” General Commercial District

Current Land Uses: Apartments, medical clinics, office, and a gas station

Direction: East

Current Base Zoning: “MF-33” and “C-1”

Current Land Uses: Medical facility and parking lot

Direction: South

Current Base Zoning: “C-1”

Current Land Uses: Parking lots and three-unit dwellings

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Pharmacy and counseling service offices

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: West Cypress

Existing Character: Secondary Arterial Type B; two lanes in each direction

Proposed Changes: None known

Thoroughfare: Maverick Street, West Poplar Street, and Lewis Street

Existing Character: Local streets; one lane in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: San Pedro Avenue

Existing Character: Primary Arterial Type A; two lanes in each direction with a center turn lane and sidewalks

Proposed Changes: None known

Public Transit: Multiple VIA bus lines operate along San Pedro Avenue, and line 289 operates along West Cypress. There are three bus stops within 400 feet of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: Off-street vehicle parking requirements are determined by Gross Floor Area (GFA) of the office structure.

Minimum: 1 parking space per 300 square feet GFA

Maximum: 1 parking space per 140 square feet of GFA

As indicated on the TIA worksheet, the proposed office building will be approximately 2,500 square feet in size, which would typically require 8.33 parking spaces. However, the “IDZ” Infill Development Zone District eliminates off-street parking requirements.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan and is designated as “High Density Mixed Use” in the future land use component of the plan. The zoning request is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property has long been undeveloped. The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. The subject property is the only parcel on the block that remains undeveloped.

3. Suitability as Presently Zoned:

The existing multi-family zoning is not inappropriate for the subject property. There are other lots on the block that have been developed as apartments or single-family residences that have been subdivided into multiple units. However, new multi-family development on the subject property is unlikely due to its small size, location near two major commercial corridors, and the surrounding pattern of development which includes many office, retail and parking lot uses.

4. Health, Safety and Welfare:

Staff has found no evidence that approval of the zoning change request will adversely affect the health, safety or welfare of the general public. The proposed development will benefit the area by ridding the block of a vacant lot that may be used for loitering and illegal dumping.

5. Public Policy:

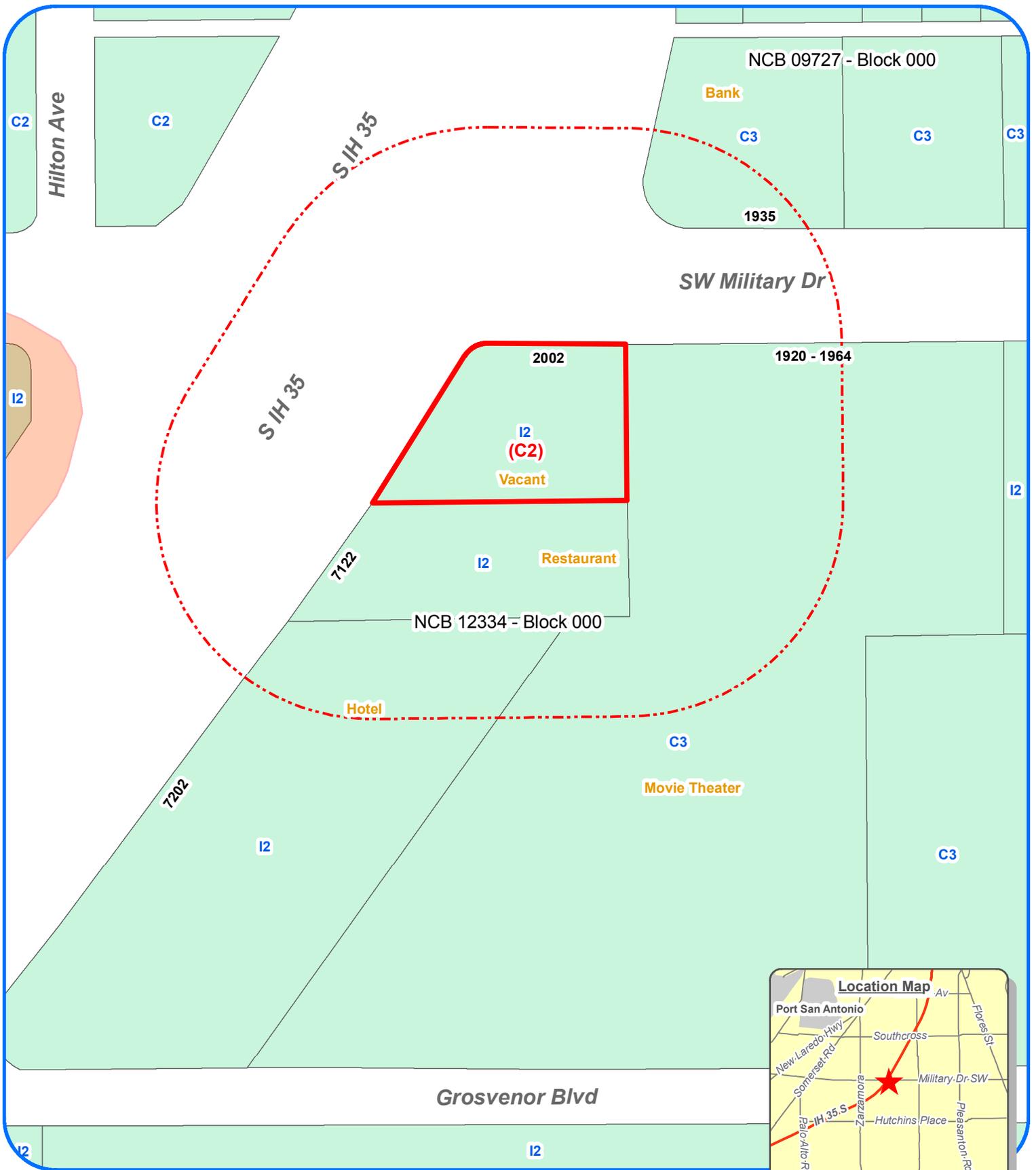
The subject property is located in an area identified as the Crockett Park District within the Tobin Hill Neighborhood Plan area. For this area, the plan promotes a mix of uses with a concentration of office, service, and neighborhood commercial uses along with medical activities.

6. Size of Tract:

The subject property is approximately 9, 580 square feet in size. Although the “IDZ” district eliminates off-street parking requirements, the property is of sufficient size to accommodate the proposed 2,500 square foot structure with the normally required number of parking spaces in the rear yard due in part to the relaxed building setback and landscape buffer requirements.

7. Other Factors:

The “IDZ” district includes design standards that are meant to ensure new development occurs in scale and character with that of the surrounding block.



Zoning Case Notification Plan

Case Z-2012-011

Council District 4
 Scale: 1" approx. = 120 ft.
 Subject Property Legal Description(s): NCB 12334 - Block 000 - Lot 1

Legend	
Subject Properties	(0.6398 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (10/25/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012011
Hearing Date: November 15, 2011
Property Owner: H. Glenn Huddleston
Applicant: Interplan, LLC (Monica Pomroy)
Representative: Stewart Voeltz (CKE Restaurants, Inc.)
Location: 2002 Southwest Military Drive
Legal Description: Lot 1, NCB 12334
Total Acreage: 0.6398
City Council District: 4
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 2, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 27, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6

Neighborhood Associations: None

Planning Team Members: 37 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1944 and was originally zoned "LL" First Manufacturing District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the development and use.

Adjacent Zoning and Land Uses

Direction: South

Current Base Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Current Land Uses: Commercial Use

Direction: East

Current Base Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Current Land Uses: Commercial Use

Direction: North across Southwest Military Drive

Current Base Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Current Land Uses: Commercial Use

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Southwest Military Drive

Existing Character: Primary Arterial two lanes in each direction with left and right turn lanes.

Proposed Changes: None known.

Public Transit: The VIA number 550 and 551 bus lines operate along Southwest Military Drive.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Minimum Parking Requirement: 1 per 300 sf GFA. Maximum Parking Requirement: 1 per 200 sf GFA.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the "West/Southwest Sector Plan" and is currently designated as "General Urban Tier" which includes Office and Commercial Districts (except "C-3"). Therefore, the "C-2 AHOD" Commercial Airport Hazard Overlay District is consistent with the Plan. Community commercial uses in the "General Urban Tier", which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors.

2. Adverse Impacts on Neighboring Lands:

The "C-2 AHOD" Commercial Airport Hazard Overlay District is a downzoning from the current "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District. The granting of the zoning request will not have an adverse impact on the neighborhood.

3. Suitability as Presently Zoned:

The "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District accommodates uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The "I-2" district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or "I-1" district. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light

industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

The current "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District is not appropriate for the area. The "C-2 AHOD" Commercial Airport Hazard Overlay District will be consistent with current uses along Southwest Military Drive.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The rezoning request to "C-2 AHOD" Commercial Airport Hazard Overlay District is a less intense use than the existing "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District.

Public Policy:

The "C-2 AHOD" Commercial Airport Hazard Overlay District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The property is of sufficient size to accommodate the proposed use and required parking (Fast Food Restaurant with a drive-through).

7. Other Factors:

The previous use of the site was a convenience store with gas pumps. The wide range of uses permitted in the existing "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District is too intense for the subject property's location; while the uses permitted in the "C-2 AHOD" Commercial Airport Hazard Overlay District are better suited for the area.